

**South Dublin County Council**  
**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)**

**William Judge and Aranzazu Lera Anton**  
**St. Kevins**  
**17, Rathfarnham Park**  
**Rathfarnham**  
**Dublin 14.**

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING**  
**REGULATIONS THEREUNDER**

|                                       |                                      |
|---------------------------------------|--------------------------------------|
| <b>Decision Order Number: 0549</b>    | <b>Date of Decision: 28-Apr-2022</b> |
| <b>Register Reference: SD22B/0002</b> | <b>Date: 01-Apr-2022</b>             |

**Applicant:** William Judge and Aranzazu Lera Anton  
**Application Type:** Additional Information  
**Development:** (1) New render insulation finish to external walls; (2) Replacement of the existing windows; (3) Extension of the roof over first floor bay window to allow new thickness of external render insulation; (4) Creation of a window opening at the west facade of the building at ground floor; (5) Demolition of the existing garage, sheds gables and (6) Construction of the new extension to the side (east) rear (north), the extensions are part single storey, with flat roofs; (7) Internal refurbishment and alterations to the existing building; (8) New utilities meters wall, landscaping and associated site works.  
**Location:** St. Kevins, 17, Rathfarnham Park, Rathfarnham, Dublin 14.

Dear Sir /Madam,

With reference to your planning application, additional information received on 01-Apr-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. The applicant is requested to re-design the proposed development to ensure adherence with the South Dublin County Development Plan 2016-2022 and the House Extension Design Guide (2010). In particular, the applicant is requested to re-design the 2 storey element of the proposal to the side of the existing house to protect the amenity of the adjoining property in the context of the

building line and pattern of development. The first floor level should be set back a minimum of 2m from the adjoining boundary for the extent of the original two storey house footprint. In re-designing the proposed development, the Applicant should provide a complete set of amended site layout, plan, elevational and sectional drawings to accurately reflected the amendments to the proposed development and include the boundary with adjoining properties and the main existing structures on these properties to facilitate a complete assessment of the proposal and its potential impact on the visual and residential amenities of the surrounding receiving context and streetscape.

**Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.**

**NOTE:** The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,

  
for **Senior Planner**

29-Apr-2022